

CITY OF ALBERT LEA
BOARD OF APPEALS
MEETING MINUTES

*August 30, 2018 - 11:00 am
City Center – Council Chambers*

Board Members Present

Rachelle Bizjak
Craig Hoium
Matt Maras
Rich Sydnes

Board Members Absent

Larry Baker, Ex-Officio
Margaret Ehrhardt
Steve Guenthner

Staff in Attendance

Cierra Maras, Fire & Inspection Administrative Assistant
Robert Rice, Building Inspector

Interested Parties

Travis Broskoff

Board of Appeals Chair, Craig Hoium, called the meeting to order at 11:02 a.m.

Approval of the Agenda

Sydnes made a motion to approve the agenda and Maras seconded the motion. The agenda was approved unanimously on a voice vote.

Approval of Minutes

Cunningham made a motion to approve the minutes from May 17, 2018. Maras seconded the motion. The minutes were approved unanimously on a voice vote.

Staff report prepared by Molly Patterson-Lundgren, City Planner, and an audio recording of this meeting become part of these minutes by reference.

Appeal: VA2018-004

The variance is requested for the front setback of a proposed shed. Sec. 74-18 (b)(2) requires that all accessory buildings or structures shall be no less than 60 feet from a front lot line. The applicants would like the building 40 feet from the front property line, a variance of 20 feet.

Hoium asked Rice if the setbacks have always been 60', Rice confirmed it has been. Hoium asked if the proposed structure would sit further back than the lot to the east if a house were to be built there. Rice confirmed that it would.

Cunningham asked if the applicant would be able to build another accessory structure on the land if he wanted to; Rice answered that he has 400 square feet left to build if this proposal were to be approved.

Public Hearing opened at 11:15 a.m.

Hoium confirmed with Rice that the limit of accessory structures is two. Broskoff added that he did not plan to build any more structures in the future besides a potential playhouse for his children.

Broskoff asked if the Board would prefer he move 50 feet back instead of the proposed 40 feet. Hoium answered that the Board would discuss once a motion is made.

Public Hearing closed at 11:18 a.m.

Maras made a motion, seconded by Sydnes, to recommend to City Council the approval of a variance of 20 feet for the setback of an accessory structure shed on the property described as Lot 4, Block 13 Wedgewood Cove Estates No. 1 (2191 Palmer Cir) which will allow for the shed to be built no less than 40 feet from the front property/right of way line based on the following findings of fact:

1. The proposed variance is in harmony with the general purposes and intent of the ordinance protecting health, safety and property values within the City;
2. The proposed variance is consistent with the comprehensive plan which identifies this area for residential uses;
3. A practical difficulty has been established where, if required to build the accessory structure 60 feet from the front property line, the topography of the site will require a large amount of land disturbance which is not consistent with the policy direction of the comprehensive plan.

The motion passed on a 4-0 voiced vote with Hoium abstaining.

New Business

None

Old Business

None

Commissioner Communications

None

Staff Communications

None

Adjournment

The meeting was adjourned at 11:25 p.m. The motion to adjourn was made by Cunningham and seconded by Bizjak. The motion to adjourn was approved unanimously on a voice vote.

Respectfully submitted,

Cierra Maras
Board of Appeals Secretary

Craig Hoium
Chair, Board of Appeals